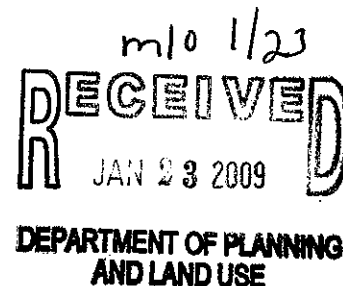


VALLE DE ORO COMMUNITY PLANNING GROUP
P. O. BOX 3958
LA MESA, CA 91944-3958

PRELIMINARY AGENDA

Final Agenda will be posted on the County Park Bulletin Board,
South Side of Fury Lane, East of Avocado Elementary School



DATE: February 3, 2009

TIME: 7:00 PM

PLACE: Otay Water District Headquarters
2554 Sweetwater Springs Blvd.

Training Room, Lower Terrace

CHAIRMAN: Jack L. Phillips

1. CALL TO ORDER

2. FINALIZE AGENDA

3. OPEN FORUM Presentations by the public on subjects not on the agenda.
1 minute time limit. No discussion or comment.

4. APPROVAL OF MINUTES: January 6, 2009

5. LAND USE

- a. Proposed changes to the Planning Group-approved version of the Valle de Oro Community Plan text (dated February 5, 2003) as updated for the County-wide General Plan Update Program. Copies of the General Plan Update version of the Community Plan text should be available through DPLU's Devon Muto @ (858) 694-3016. The proposed changes to be considered are included herewith as ATTACHMENT 1.
[Phillips (619) 670-0986]

6. NEW BUSINESS

- a. Brabham Street: Recertification for the continued use of radar for speed enforcement of the 40 MPH speed limit from Jamacha Road easterly to Merlyn Place.
[Millar] [DPW: Jones (858) 874-4009]
- b. Willow Glen Drive: Recertification for the continued use of radar for speed enforcement of the 45 MPH speed limit.
[Millar] [DPW: Jones (858) 874-4009]

7. UNFINISHED BUSINESS

8. CHAIRMAN'S REPORT – Reports, Announcements, Expenses, Appeals

9. ADJOURNMENT

ALL ITEMS APPEARING ON THIS AGENDA, WHETHER OR NOT EXPRESSLY LISTED FOR ACTION, MAY BE DELIBERATED AND MAY BE SUBJECT TO ACTION BY THE GROUP.

THE NEXT SCHEDULED MEETING IS TUESDAY, FEBRUARY 17, 2009.

ATTACHMENT 1 (for Agenda Item 5a)**VALLE DE ORO COMMUNITY PLANNING GROUP****PROPOSED CHANGES TO THE PLANNING GROUP-APPROVED GENERAL PLAN UPDATE
VERSION OF THE VALLE DE ORO COMMUNITY PLAN TEXT**

Revise: **1. COMMUNITY CHARACTER** by adding new Policy #9:

9. Utilize Village boundaries to define areas where more intense development may be appropriate and the extant Urban Limit Line to limit the expansion of growth-inducing infrastructure such as sewer service.

Revise: **2. LAND USE, RESIDENTIAL GOAL** as follows:

**PROVIDE FOR GRADUAL RESIDENTIAL GROWTH THAT CONFORMS WITH EXISTING
COMMUNITY CHARACTER AND ENCOURAGE DEVELOPMENT ONLY IN AREAS
WHERE NECESSARY PUBLIC SERVICES AND FACILITIES ARE EASILY PROVIDED.**

Replace: **2. LAND USE, RESIDENTIAL Policy #13** with the following:

13. Require clustering or lot averaging developments to conform with the following:
- a. Clustering or lot averaging development shall be used only to conserve sensitive biological, archeological/historic, or visual resources.
 - b. Sensitive resource areas shall be located on separate parcels with protective easements.
 - c. The maximum number of dwelling units shall be 80% of the number indicated by the land use designation and the project area. However, the density of lands that are not suitable or practical for development (unbuildable due to restricted access, steep slopes or canyons, floodplains, geologic hazards, etc) shall not be used in determining the number of units in a clustering or lot averaging subdivision when those lands exceed 25% of the project area.
 - d. Parcel sizes shall be no smaller than 50% of the size indicated without clustering or lot averaging (Example: 1 du/2 acres indicates 2 acre parcel size x 50% = 1.0 acre minimum lot size with clustering or lot averaging) for SR-2 and lower densities and 75% for SR-1 and higher densities. This requirement shall not apply to Specific Plans over 500 acres in size designated as such on the Valle de Oro Community Plan Map; such Specific Plans shall have specific lot size limitations based on language in the Specific Plan or the Valle de Oro Community Plan regulating the Specific Plan area.
 - e. Setbacks shall conform to existing zoning requirements.
 - f. Clustering or lot averaging development shall not be allowed if the project requires extension of sewer service to an existing neighborhood or area which is not served or, based on plan densities, not planned to be served by public sewer.
 - g. The street frontages, perimeter lots, and overall appearance of the subdivision shall be compatible with non-clustered development in the surrounding area.
 - h. A Major Use Permit shall be required.

Revise: **2. LAND USE, RESIDENTIAL** by adding new Policy #15:

15. Transfer of density from one designated land use to a different designated land use shall not be allowed.

Revise: **COMMUNITY DESIGN** by eliminating Policy #9 regarding wireless communication facilities and reference thereto in Policy #12 and by renumbering Policies following #9 accordingly (Policies 10 through 15 renumbered to 9 through 14).

Correct typographical errors in **SLOPE DEVELOPMENT** Policies.